

January 23, 2015

From: The Shared Solution Coalition
To: Mayor Bob Stevenson, Layton City
RE: Shared Solution Alternative Land Use Scenario

Background

For the last six months, UDOT, the Shared Solution Coalition and local communities in West Davis and Weber counties have been collaboratively developing the Shared Solution alternative as part of the West Davis Corridor (WDC) study. This alternative is fundamentally different from all previously studied WDC alternatives because it proposes both transportation investments and a modified land use scenario in anticipation of future growth in West Davis and Weber counties.

The Shared Solution is an effort to realize the vision and principles of the Wasatch Choice for 2040 (WC2040), a publically vetted, proactive approach to growth on the Wasatch Front. While growth can be an opportunity, it also poses great challenges. Fortunately the WC2040 provides an actionable, nationally-recognized strategy to maintain our quality of life as we grow. The Wasatch Choice for 2040 prioritizes nine growth principles, including:

- Building and maintaining efficient infrastructure;
- Creating regional mobility through transportation choices;
- Developing healthy, safe communities;
- Providing housing choices for all ages and stages of life;
- Promoting a sense of community in our cities and towns.

To enact these principles, WC2040 encourages communities to:

- Focus growth in economic centers and along major transportation corridors;
- Create mixed-use centers;
- Target growth around transit stations;
- Encourage infill and redevelopment to revitalize declining parts of town; and
- Preserve working farms, recreational areas, and critical lands.

The Shared Solution alternative proposes implementing these principles and strategies in Davis and Weber Counties through a collaborative, integrated approach to transportation improvements and land use development.

The Shared Solution Alternative

The West Davis Corridor Study is rooted in concerns about automobile congestion and delay in West Davis/Weber Counties in 2040. Like all other Study alternatives, the Shared Solution was modelled for its ability to reduce this anticipated automobile congestion and delay. In December 2014, the Shared Solution passed this Level 1 Screening, including significantly reduced congestion on east-west roadways. Passing Level 1 screening advanced the Shared Solution to Level 2 screening, where it will be evaluated for its impacts to the built and natural environments.

The success of the Shared Solution's transportation system depends on a proactive growth strategy. Again, learning from WC2040, the Shared Solution centers growth along existing major

transportation corridors, and brings better jobs/housing balance to Davis County, provides housing choices served by transit, and keeps open and agricultural lands for future generations. This land use vision was developed in collaboration with West Davis/Weber cities in a UDOT led workshop on September 4, 2014. In addition, this land use scenario, and corresponding employment and household distribution, was reviewed by the Wasatch Front Regional Council and deemed reasonable.

The Shared Solution's land use scenario envisions a variety of development types focused on major intersections and roadways. A number of arterials are transformed into boulevards, improving the functional and aesthetic quality of the road while maintaining existing Right-of-Way; building compact, mixed-use activity centers with a mix of jobs and housing at boulevard nodes; making transit a convenient, affordable choice; and improving safety for people choosing to walk or bike for transportation or recreation. In many cases, the Shared Solution reflects the visions of local communities. Many boulevards and activity centers are already planned town centers or redevelopment areas. The Shared Solution simply offers a regionally connected vision for local cities, supporting land use visions with transportation investments and recommending place-making strategies like form-based code and aesthetic improvements.

While generally consistent with local plans, the Shared Solution does include some modification to existing municipal general plans in West Davis and Weber Counties. The Shared Solution Coalition is therefore asking all cities to review the Shared Solution land use scenario. We are asking cities to answer the following questions:

1. If the roadway, transit, and active transportation elements of the Shared Solution alternative were to be implemented, does the city consider the 2040 land use scenario described in the attached documents to be reasonable (practical or feasible from a technical and economic standpoint)?
2. Would the city consider incorporating the land use scenario into its general plan or zoning map at the completion of UDOT's Environmental Impact Statement process if this alternative were ultimately selected? To be clear, this is not approval of the Shared Solution alternative as a whole, but only for its land use scenario. Nor are we requesting that the city modify its general plan at this time.

Thank you for your consideration.

Sincerely,



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West Davis Corridor (WDC) EIS

Shared Solution Alternative (SSA) Data Packet for Layton

January 27, 2015

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Attachment 1

SSA Map – updated 1/15/2015

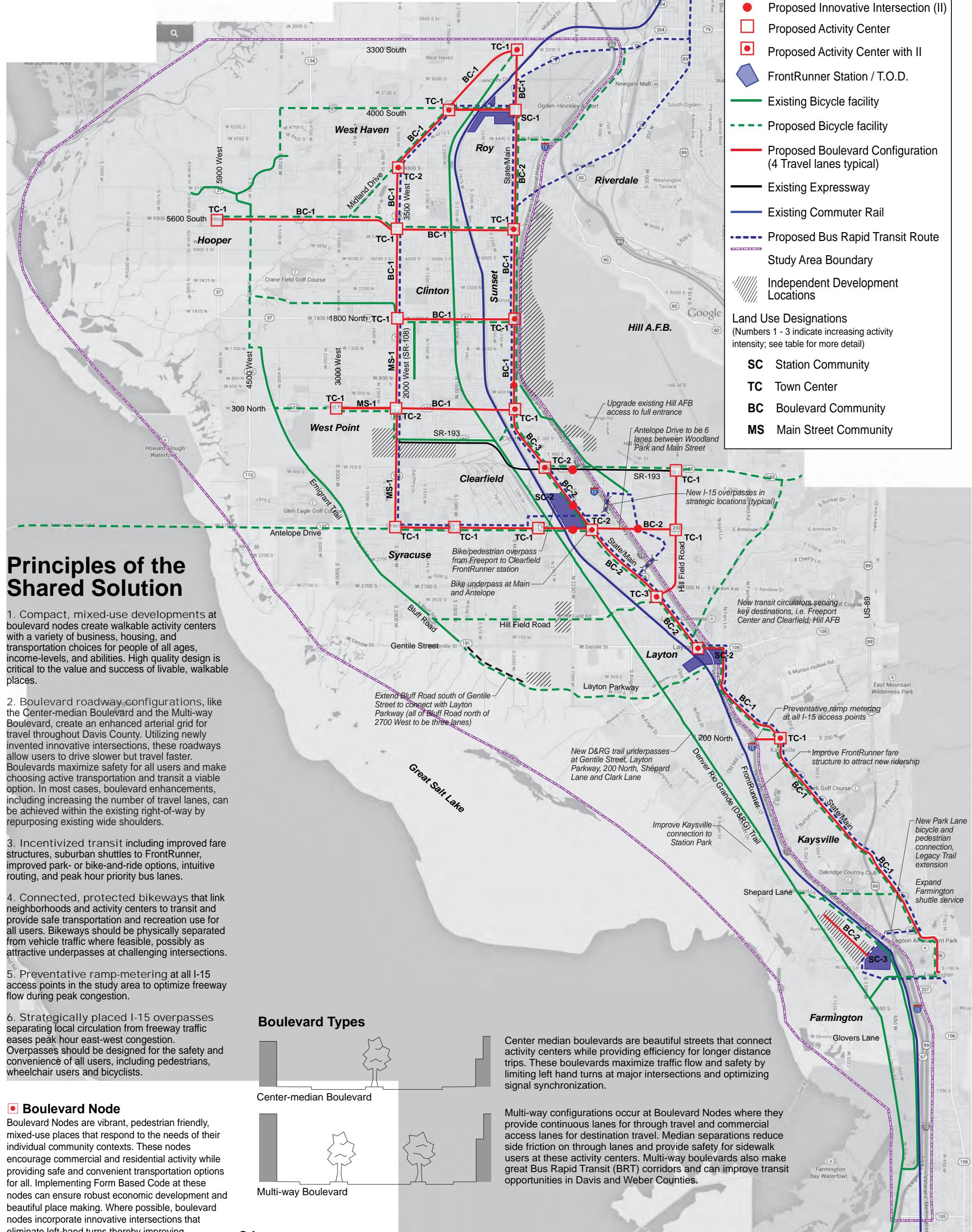
The Shared Solution Alternative

A Proposal for Livability and Mobility in West Davis and Weber Counties

The Shared Solution Alternative to the West Davis Freeway grows out of the Wasatch Choice for 2040, "a vision for building the future we want." This Alternative recognizes the growth that is coming to our region, and envisions a future that meets our growing need without destroying our quality of life.

The Shared Solution proposes a transportation system and land use vision that provide more choices for living, working, and getting around. We understand that transportation investments over the coming decades will affect our travel

needs as well as how our cities and towns grow and change. This Alternative therefore proposes transportation investments that bring job opportunities to Davis and Weber Counties and create better balance between auto, transit, walk and bike trips. Smart design and sequencing of these transportation investments can reduce the rate of growth of vehicle miles traveled, improve air quality, preserve the natural landscape and enhance our quality of life.



Boulevard Node

Boulevard Nodes are vibrant, pedestrian friendly, mixed-use places that respond to the needs of their individual community contexts. These nodes encourage commercial and residential activity while providing safe and convenient transportation options for all. Implementing Form Based Code at these nodes can ensure robust economic development and beautiful place making. Where possible, boulevard nodes incorporate innovative intersections that eliminate left-hand turns thereby improving intersection efficiency. Where possible, Boulevard roadways at the Nodes will become Multi-way Boulevards with separated commercial access lanes.

Center median boulevards are beautiful streets that connect activity centers while providing efficiency for longer distance trips. These boulevards maximize traffic flow and safety by limiting left hand turns at major intersections and optimizing signal synchronization.

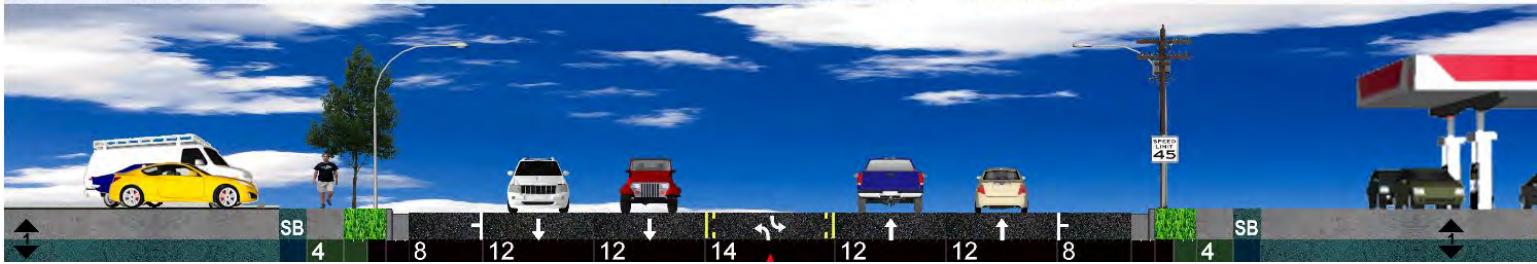
Multi-way configurations occur at Boulevard Nodes where they provide continuous lanes for through travel and commercial access lanes for destination travel. Median separations reduce side friction on through lanes and provide safety for sidewalk users at these activity centers. Multi-way boulevards also make great Bus Rapid Transit (BRT) corridors and can improve transit opportunities in Davis and Weber Counties.

Attachment 2

Sample SSA Boulevard Typical Sections and Innovative Intersections Information

Sample Boulevard Roadway Sections

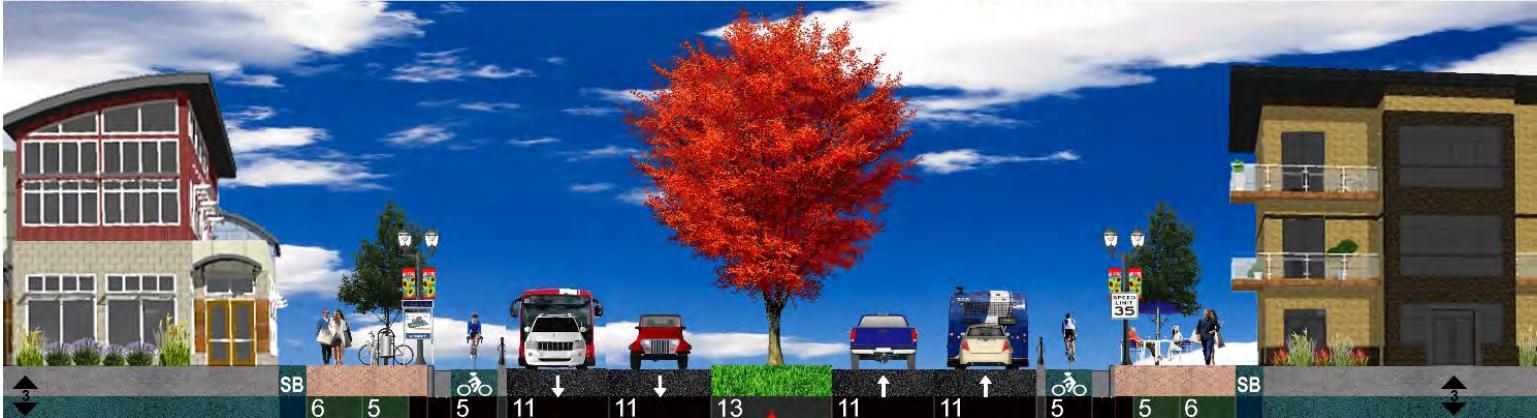
Typical Existing Arterial Conditions



Center median roadway design near existing residential uses



Center median roadway design with new mixed-uses



Multi-Way Boulevard within activity centers (nodes)

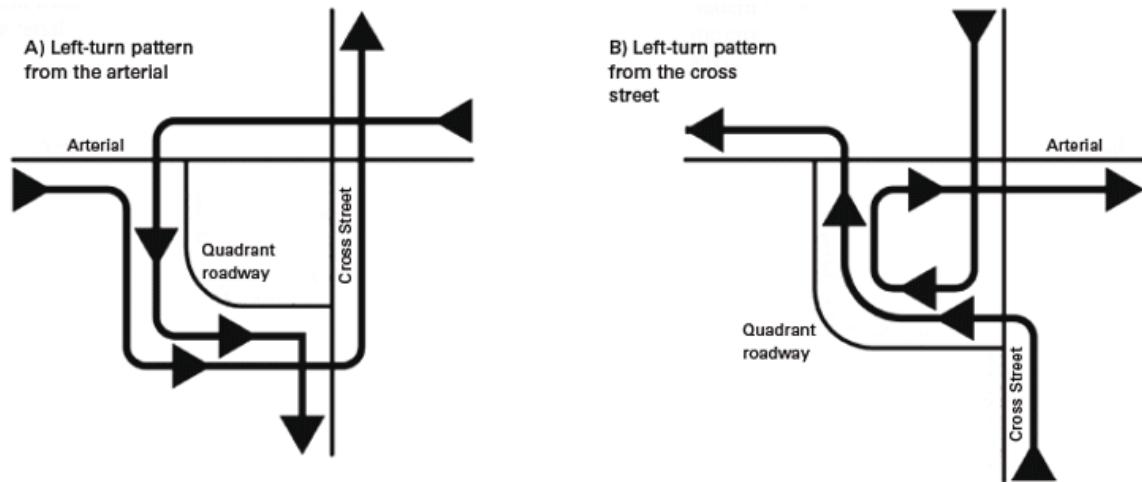


Boulevards can often be designed without additional right of way. Speed limits at nodes would be slower, but travel time will often be faster due to less congestion. Sometimes land uses will redevelop, but often they will stay the same – especially near established single-family neighborhoods. Where practical and desirable, right-of-way could expand to include on-street parking and better protection of bikes and pedestrians from traffic. Shoulders can often be used by buses at peak hours.

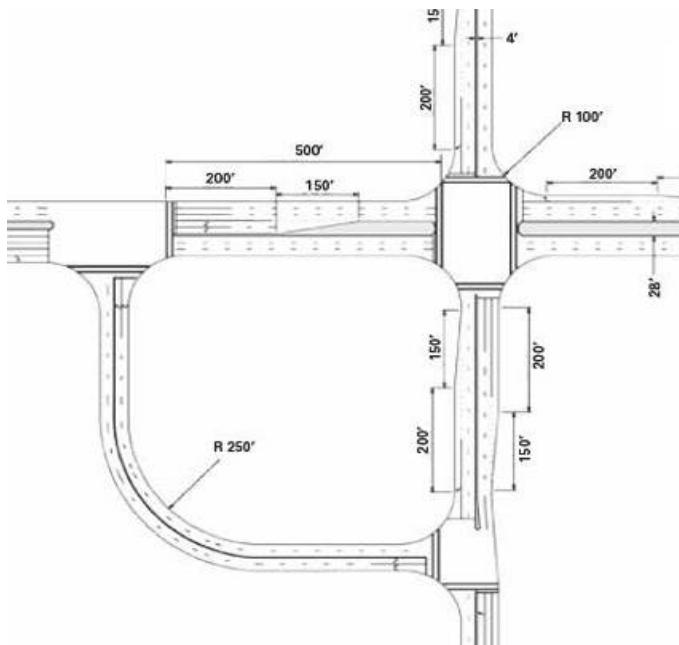
*Roadway typical sections have not been approved by UDOT. Lighting, landscaping, and utility improvements are typically funded and maintained by the local communities.

Quadrant Intersections

- Re-routes left turn movements away from main intersection to two smaller intersections.
- Allows a two-phase signal at the main intersection.
- Minimum spacing of 500' between the main intersection and the smaller intersections.
- Two quadrants may be needed for busier intersections.

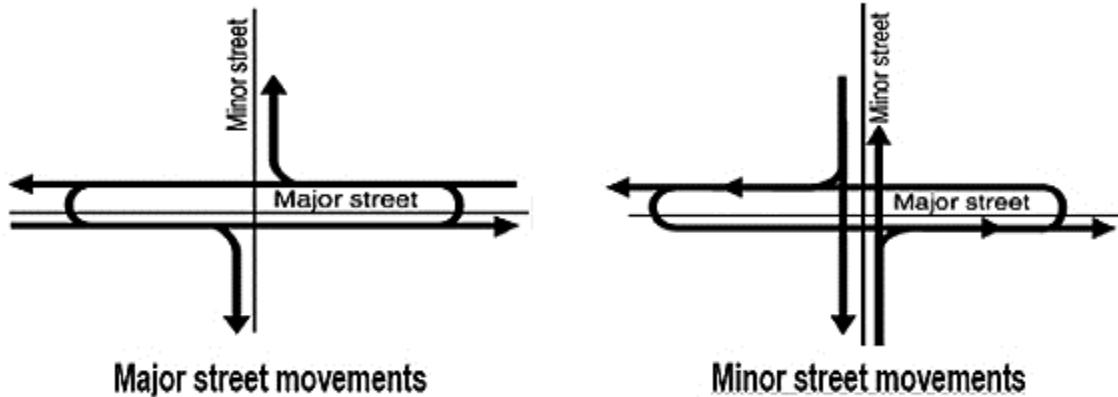


Example of Quadrant Intersection

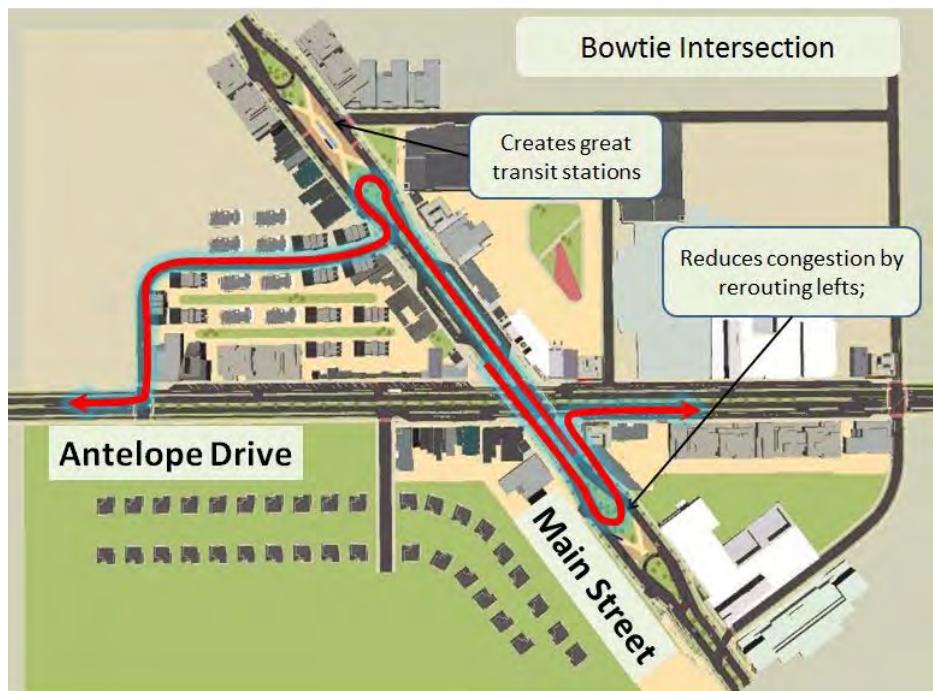
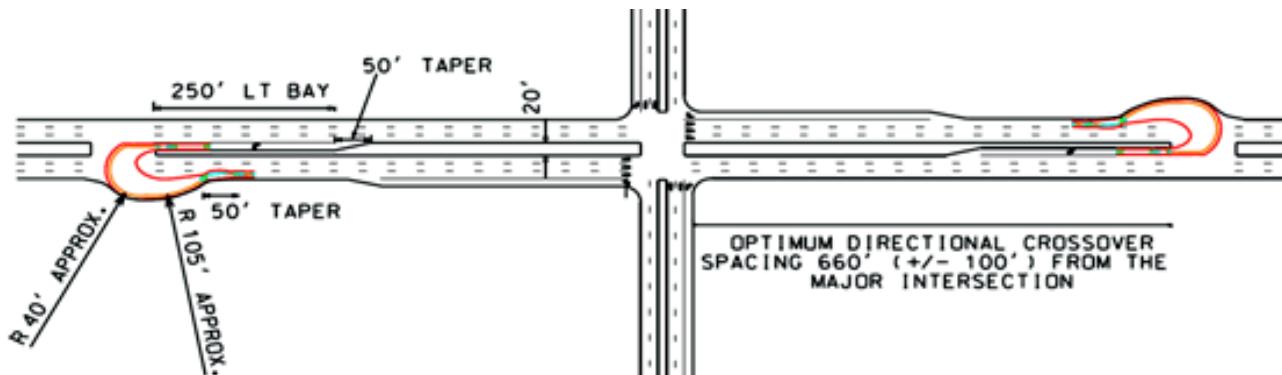


Thru-Turn Intersections (similar concepts to bowties or ellipses)

- Re-routes left turn movements away from main intersection to two U-Turns
- Allows a two-phase signal at the main intersection. All left turns occur at U-Turn areas.
- Minimum spacing of 560' between the main intersection and the U-Turn areas.
- U-Turns may be needed on all four legs if both roads at the intersection are major arterials.



Example of Thru-Turn Intersection



Attachment 3

Preliminary Level 1 Screening Results for SSA (December 2014)

Preliminary Level 1 Screening Results for the Shared Solution Alternative (12/12/14)

West Davis Corridor EIS

Description			Daily Total Delay (Hr)	North-South Road Lane-Miles with PM Period V/C >= 0.9	East-West Road Lane-Miles with PM Period V/C >= 0.9	Vehicle Miles Traveled (VMT) with PM Period V/C >= 0.9	Vehicle Hours Traveled (VHT) with PM Period V/C >= 0.9
NO ACTION			10,760	43.5	26.9	245,500	9,490
MEAN			8,950	31.4	23.2	177,700	7,160
TOP QUARTILE			8,060	17.9	20.2	97,400	5,340

Alt.	Facility Type	Description					
SS	Shared Solution	The Shared Solution Alternative*	8,750	18.4	10.5	68,800	3,760

*The Shared Solution Alternative includes the following assumptions that still need to be verified:

- Land use changes that require city approval.
- Transit projects and incentives that require UTA approval.
- Increased bicycle mode share
- Increased capacity at innovative intersections.
- Benefits of ramp metering.

Traffic modeling used for Level 1 Screening will need to be updated based on any changes to the items above.

Attachment 4

SSA Land Use Modeling Assumptions and Methodology Memo

Shared Solution Alternative

Land Use Modeling Assumptions and Methodology

January 14, 2015



This is a summary of the assumptions and methodology used in developing the land use data inputs to the WFRC travel model for analyzing the Shared Solution Alternative. These have been collaboratively developed through multiple meetings with the Shared Solution Coalition and the WDC study team. It is important to realize that the resulting data is simply an estimate of what land use might look like if the mixed use principles espoused by the Shared Solution Alternative are implemented by local governments. The details of which parcels will redevelop and the density to which they will redevelop are all best guesses. Reality will obviously vary.

1. Modeling Constraints

- a. Residential and commercial categories will remain consistent with county-wide control totals (i.e. land use growth can be moved throughout the county, but not added or subtracted from the total)
- b. The resulting study area trip generation in the WFRC travel model will be approximately equal to that of the other West Davis Corridor alternatives

2. Redevelopment Parcel Identification

- a. Based on mixed use developments in other areas, it was assumed that:
 - i. boulevards and Main Street communities would have a total width of 500 feet (250 feet on either side of the roadway centerline)
 - ii. town centers would comprise a square $\frac{1}{4}$ mile in length on each side (centered on the key intersection)
 - iii. redevelopment would occur within a 750 foot radius of key transit stops in Layton (assumed to be town centers)
- b. Parcels were selected for potential redevelopment using ET+ data based on the following criteria:
 - i. agricultural and vacant land uses
 - ii. retail land uses with structures built prior to 2009
 - iii. office and industrial land uses with structures built prior to 1989
 - iv. single family land uses with a lot size greater than 1 acre and mobile home land uses
- c. Parcels were generally clipped at the boulevard or town center boundary; however, there were locations along SR-126 and in Layton around I-15 where the entire parcel was selected
- d. Approximately $\frac{1}{2}$ of the parcels within the buffer areas (1,780 acres out of 3,653 acres) were selected as candidates for redevelopment

3. Redevelopment Mixed Use and Density Estimation

- a. Boulevard and town center locations and intensities were based on city inputs from the Shared Solution land use workshop
- b. The range of floor area ratios (FAR) and residential densities from the Wasatch Choices for 2040 was used as a starting point
- c. The boulevard and town center development types were further subdivided such that development intensity generally increased from west to east (i.e. the closer to I-15 the higher the density)
- d. To improve the jobs / housing balance in the study area approximately 11,000 additional jobs were moved into the study area and about 1,500 houses were moved out

- e. It was assumed that 1/3 of the household growth and 80% of the employment growth in the study area would take place within the mixed use development / redevelopment areas
- f. Household and employment growth were distributed among the various boulevards, town centers, etc. based on the target FAR for each development type (average household size and household income were also estimated for each development type, which, on average, were each assumed to be less than the original overall study area average)
- g. Travel model TAZs were split to match the mixed use development / redevelopment areas and the household and employment growth were distributed among the TAZs based on the proportion of each development type within each TAZ (adjustments were made to account for existing land uses that would be redeveloped)

4. Adjustments to Non-Renewable Areas

- a. Growth outside of the mixed use development / redevelopment zones, but inside the study area was distributed through those zones based on the original 2009 to 2040 growth assumptions and an adjustment factor that placed more growth on the east side of the study area than on the west side
- b. Outside of the study area, land use adjustments were made to account for households that were moved out of the study area and jobs that were moved into the study area
 - i. new households were assumed to be added to Ogden and south Davis County so as to be closer to employment centers
 - ii. employment growth was taken most heavily from the fringes of Weber and Davis Counties and less heavily from the more urbanized areas

Attachment 5

Map of Proposed Shared Solution Redevelopment Areas in Layton (Figure 1)



WEST DAVIS CORRIDOR

ENVIRONMENTAL IMPACT STATEMENT

Legend

FrontRunner

Station Communities*

SC-1B | 14 Units

SC-2C | 29 Units

SC-3B | 35 Units

Town Centers*

TC-1A | 8 Units

TC-1B | 11 Units

TC-1C | 14 Units

TC-2A | 16 Units

TC-2B | 18 Units

TC-2C | 21 Units

TC-3B | 26 Units

TC-3C | 28 Units

Boulevard Communities*

BC-1A | 6 Units

BC-1B | 8 Units

BC-1C | 9 Units

BC-2B | 12 Units

BC-2C | 14 Units

BC-3B | 15 Units

Main Street*

MS-1A | 8 Units

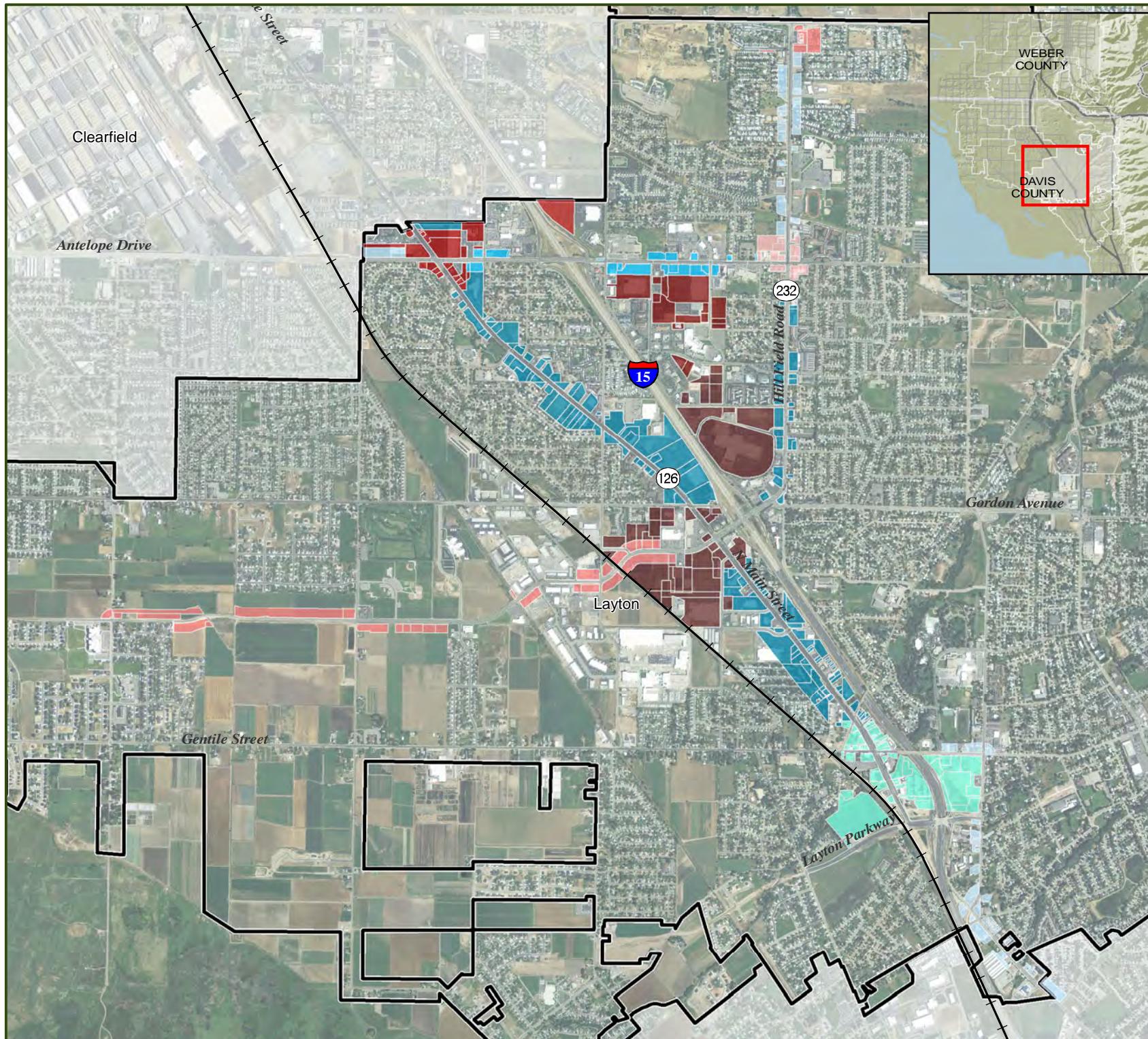
City Boundary

* Units are households per acre of residential land use.

0 1,500 3,000
Feet

Proposed Shared Solution Redevelopment Areas – Layton

Figure 1



Attachment 6

Map of Layton Planned Land Uses for Proposed Redevelopment Areas (Figure 2)



WEST DAVIS CORRIDOR

ENVIRONMENTAL IMPACT STATEMENT

Legend

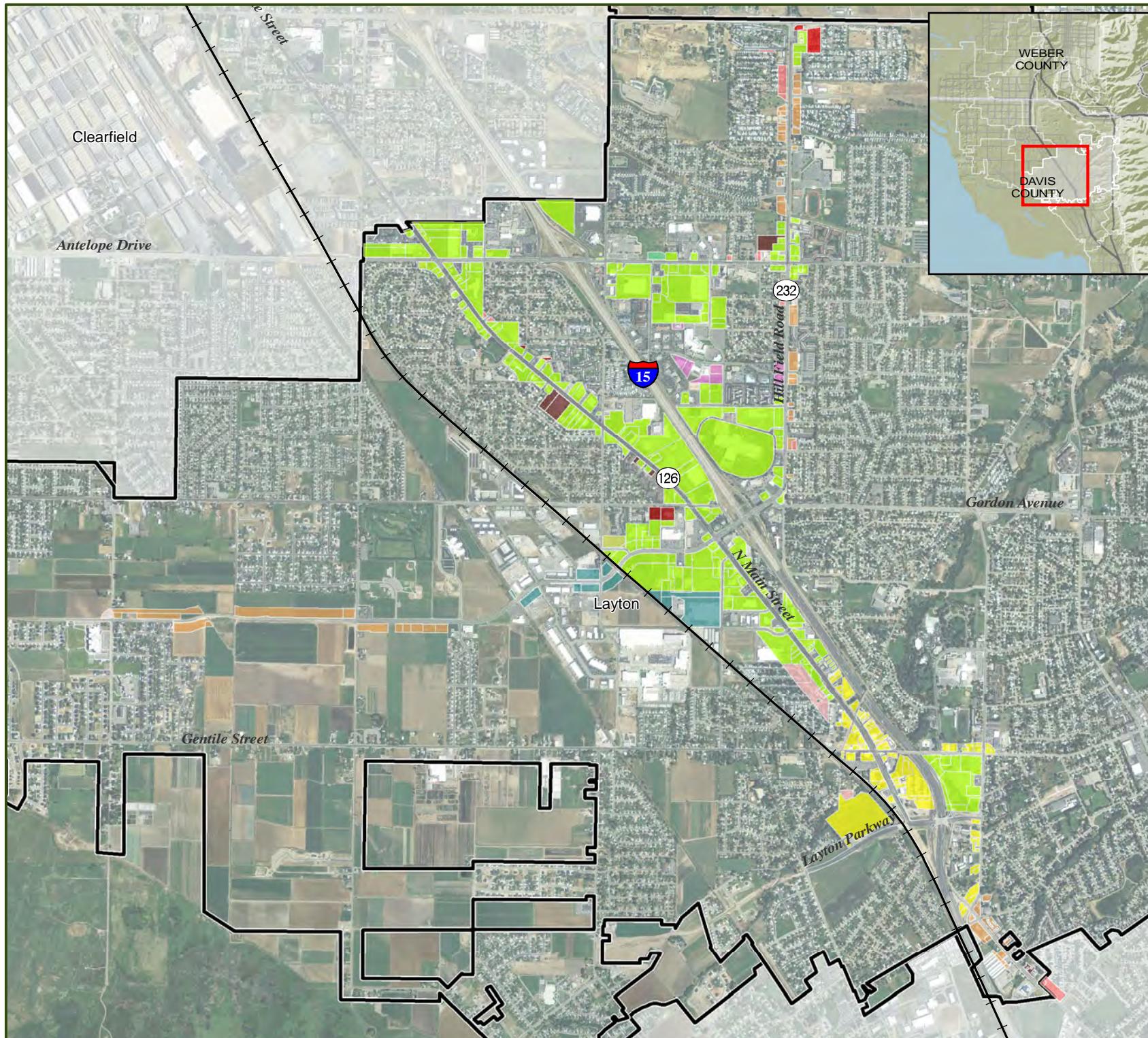
- FrontRunner
- City Planned Land Use*
 - Unclassified
 - Business\Research Park
 - Commercial
 - Low Density | 0-3 Residential Units
 - Low Density | 2-4 Residential Units
 - Low Density | 3-6 Residential Units
 - Medium Density | 6-12 Residential Units
 - Medium Density | 8-16 Residential Units
 - High Density | Over 16 Residential Units
 - MU (Mixed Use)
 - MU-TOD (Mixed Use Transit Oriented Dev.)
 - Manufacturing
 - Mixed Use
 - Open Space\Public Facility
- City Boundary

* Units: Household units per net acre.

0 1,500 3,000
Feet

Planned Land Use Layton

Figure 2



Attachment 7

Comparison Table for Proposed Shared Solution Land Use and Layton Planned Land Use

Layton

Shared Solution Alternative Proposed Land Use	Layton Future Land Use	Acres	Residential Data				Commercial Data					
			Residential Percentage	Residential Acreage	Households per Acre of Residential Land Use	Shared Solution Proposed Households	Commercial Percentage	Commercial Acreage	Shared Solution Proposed Retail Employment	Shared Solution Proposed Office Employment	Floor Area Ratio (FAR)	Number of Floors
BC-1B	Commercial	7.5	69%	5.2	8	42	31%	2.3	27	37	0.3	1.2
	High Density > 16 Units	0.8	69%	0.5	8	4	31%	0.2	3	4	0.3	1.2
	Low Density 3-6 Units	6.0	69%	4.1	8	33	31%	1.9	22	29	0.3	1.2
	Mixed Use	18.3	69%	12.6	8	101	31%	5.7	66	89	0.3	1.2
	Mixed Use -TOD	10.0	69%	6.9	8	55	31%	3.1	36	49	0.3	1.2
Total			42.6	29.4		235		13.2	153	209		
BC-2B	Commercial	17.9	64%	11.5	12	138	36%	6.5	109	160	0.45	1.8
	Low Density 3-6 Units	0.4	64%	0.3	12	3	36%	0.2	3	4	0.45	1.8
	Open Space/Public Fac.	1.4	64%	0.9	12	11	36%	0.5	9	13	0.45	1.8
Total			19.8	12.7		152		7.1	121	176		
BC-2C	Business/Research Park	1.9	61%	1.1	14	16	39%	0.7	14	22	0.53	1.9
	Commercial	137.7	61%	84.0	14	1,176	39%	53.7	1,033	1,624	0.53	1.9
	High Density > 16 Units	6.5	61%	3.9	14	55	39%	2.5	48	76	0.53	1.9
	Low Density 2-4 Units	9.6	61%	5.8	14	82	39%	3.7	72	113	0.53	1.9
	Low Density 3-6 Units	1.7	61%	1.0	14	15	39%	0.7	13	20	0.53	1.9
	Medium Density 8-16 Units	0.5	61%	0.3	14	4	39%	0.2	4	6	0.53	1.9
	Mixed Use	6.6	61%	4.0	14	57	39%	2.6	50	78	0.53	1.9
	Mixed Use -TOD	6.2	61%	3.8	14	53	39%	2.4	46	73	0.53	1.9
Total			170.5	104.0		1,456		66.5	1,279	2,012		
SC-2C	Commercial	24.7	58%	14.3	29	415	42%	10.4	205	975	1.05	3.3
	Low Density 2-4 Units	1.1	58%	0.6	29	18	42%	0.5	9	43	1.05	3.3
	Mixed Use -TOD	48.2	58%	28.0	29	811	42%	20.3	400	1,905	1.05	3.3
Total			74.0	42.9		1,245		31.1	614	2,923		
TC-1B	Commercial	8.4	53%	4.4	11	49	47%	3.9	48	108	0.4	1.7
	High Density > 16 Units	3.2	53%	1.7	11	19	47%	1.5	18	41	0.4	1.7
	Low Density 3-6 Units	0.7	53%	0.4	11	4	47%	0.3	4	9	0.4	1.7
	Mixed Use	0.1	53%	0.1	11	1	47%	0.0	1	1	0.4	1.7
Total			12.3	6.5		72		5.8	70	159		
TC-1C	Commercial	13.3	51%	6.8	14	95	49%	6.5	89	239	0.5	2
	Low Density 0-3 Units	1.0	51%	0.5	14	7	49%	0.5	7	18	0.5	2
	Low Density 3-6 Units	0.4	51%	0.2	14	3	49%	0.2	3	7	0.5	2
	Manufacturing	11.5	51%	5.9	14	82	49%	5.6	77	207	0.5	2
	Medium Density 6-12 Units	4.2	51%	2.1	14	30	49%	2.1	28	75	0.5	2
	Mixed Use	31.5	51%	16.1	14	225	49%	15.4	211	566	0.5	2
	Open Space/Public Fac.	0.1	51%	0.1	14	1	49%	0.1	1	3	0.5	2
Total			62.0	31.6		442		30.4	415	1,115		
TC-2B	Commercial	8.4	49%	4.1	18	74	51%	4.3	78	215	0.67	2.6
Total			8.4	4.1		74		4.3	78	215		
TC-2C	Commercial	26.9	48%	12.9	21	271	52%	14.0	271	819	0.76	2.9
Total			26.9	12.9		271		14.0	271	819		
TC-3B	Business/Research Park	3.6	47%	1.7	26	44	53%	1.9	53	125	0.95	3.4
	Commercial	38.6	47%	18.2	26	472	53%	20.5	572	1,356	0.95	3.4
	Total	42.2	19.8		516		22.4	625	1,481			
TC-3C	Business/Research Park	3.8	46%	1.8	28	49	54%	2.1	107	67	1.04	3.7
	Commercial	106.6	46%	49.0	28	1,372	54%	57.5	3,005	1,865	1.04	3.7
	Manufacturing	18.2	46%	8.4	28	235	54%	9.8	514	319	1.04	3.7
	Medium Density 8-16 Units	3.5	46%	1.6	28	46	54%	1.9	100	62	1.04	3.7
	Mixed Use	2.7	46%	1.2	28	34	54%	1.4	75	47	1.04	3.7
Total			134.8	62.0		1,736		72.8	3,801	2,359		
Total for all categories		593.4	55%	326.0	19	6,199	45%	267.5	7,427	11,468		

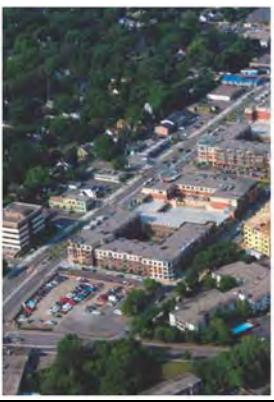
Attachment 8

Shared Solution Land Use Designations Reference Tables

Land Use Designations

Code	Zoning Designation	Floor Area Ratio (average)	Households per Acre of Residential Land Use	Average Number of Building Floors
TC	Town Center  	<p><i>Town centers provide localized services of tens of thousands of people within a two to three mile radius. One- to three- story buildings for employment and housing are characteristic. Town centers have a strong sense of community identity and are well served by transit.</i></p>		
TC-1A	Low Density	0.31	8 units/acre	1.7
TC-1B		0.40	11 units/acre	1.7
TC-1C		0.36	14 units/acre	2.0
TC-2A	Medium Density	0.59	16 units/acre	2.3
TC-2B		0.67	18 units/acre	2.6
TC-2C		0.76	21 units/acre	2.9
TC-3B	High Density	0.95	26 units/acre	3.4
TC-3C		1.04	28 units/acre	3.7
SC	Station Community  	<p><i>Station Communities are geographically small, high-intensity centers surrounding high capacity transit stations. Each helps pedestrians and bicyclists assess transit without a car. Station Communities vary in their land use: some feature employment, others focus on housing, and may include a variety of shops and services.</i></p>		
SC-1B	Low Density	0.50	14 units/acre	2.0
SC-2C	Medium Density	1.05	29 units/acre	3.3
SC-3B	High Density	1.30	35 units/acre	4.5

Land Use Designations

Code	Zoning Designation	Floor Area Ratio (min/max)	Households per Acre of Residential Land Use	Average Number of Building Floors
BC	Boulevard Community  	<i>A Boulevard Community is a linear center couple with a transit route. Unlike a Main Street, a Boulevard Community may not necessary have a commercial identity, but may vary between housing, employment, and retail along any given stretch. Boulevard Communities create positive sense of place for adjacent neighborhoods by ensuring that walking and bicycling are safe and comfortable even as traffic flows are maintained.</i>		
BC-1A	Low Density	0.23	6 units/acre	1.0
BC-1B		0.30	8 units/acre	1.2
BC-1C		0.36	9 units/acre	1.4
BC-2B	Medium Density	0.45	12 units/acre	1.8
BC-2C		0.53	14 units/acre	1.9
BC-3B	High Density	0.54	15 units/acre	2.0
MS	Main Street Community  	<i>Main Streets are a linear town center. Each has a traditional commercial identity but are on a community scale with a strong sense of the immediate neighborhood. Main streets prioritize pedestrian-friendly features, but also benefit from good auto-access and often transit.</i>		
MS-1A	Low Density	0.32	8 units/acre	1.2

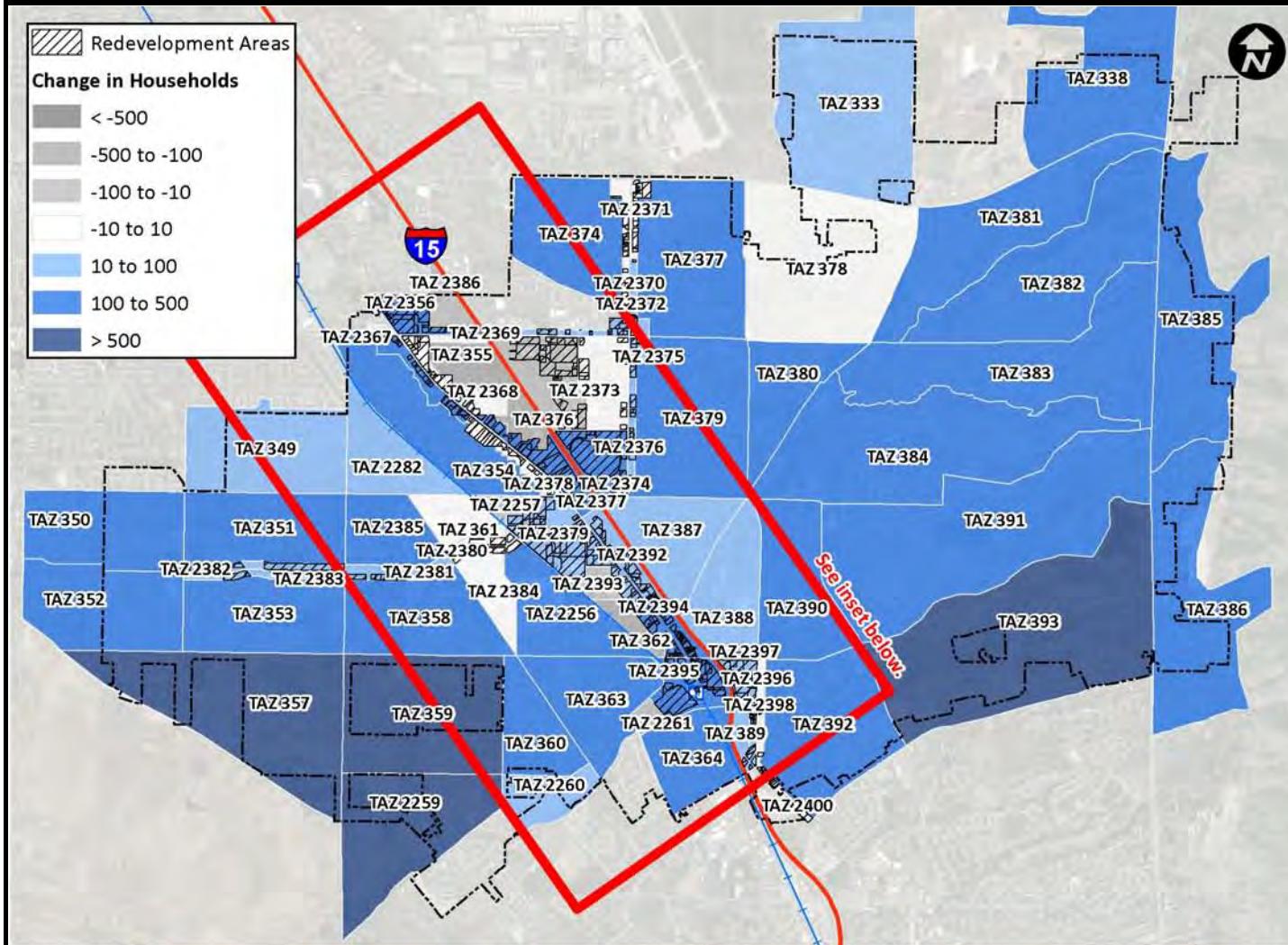
Reference Table for Shared Solution Alternative Land Use Designations

Development Type Name	Floor Area Ratios	Average Number of Floors	Residential vs. Commercial Ratio		Retail vs. Office Ratio		Households per Acre of Residential Land Use	Households & Employment per Gross Acre		
			Residential	Commercial	Retail	Office		Household	Household	Retail Employment
BC-1a	0.23	1.0	71%	29%	60%	40%	6	4.2	2.7	3.3
	0.30	1.2	69%	31%	58%	42%	8	5.3	3.6	4.9
	0.36	1.4	66%	34%	56%	44%	9	6.1	4.6	6.7
	0.45	1.8	64%	36%	56%	44%	12	7.8	6.1	8.9
	0.53	1.9	61%	39%	54%	46%	14	8.8	7.5	11.8
	0.54	2.0	59%	41%	53%	47%	15	8.7	7.9	13.0
TC-1a	0.31	1.7	55%	45%	48%	52%	8	4.4	4.5	9.0
	0.40	1.7	53%	47%	45%	55%	11	5.8	5.7	12.9
	0.50	2.0	51%	49%	41%	59%	14	6.9	6.7	18.0
	0.59	2.3	51%	49%	44%	56%	16	8.2	8.5	20.1
	0.67	2.6	49%	51%	40%	60%	18	8.9	9.2	25.5
	0.76	2.9	48%	52%	38%	62%	21	9.9	10.1	30.5
	0.95	3.4	47%	53%	44%	56%	26	12.2	14.8	35.1
	1.04	3.7	46%	54%	75%	25%	28	13.0	28.2	17.5
SC-1b	0.50	2.0	62%	38%	33%	67%	14	8.4	4.2	15.8
	1.05	3.3	58%	42%	28%	72%	29	16.6	8.3	39.5
	1.30	4.5	57%	43%	26%	74%	35	20.2	9.7	51.5
MS-1a	0.32	1.2	50%	50%	48%	52%	8	3.9	5.1	10.4

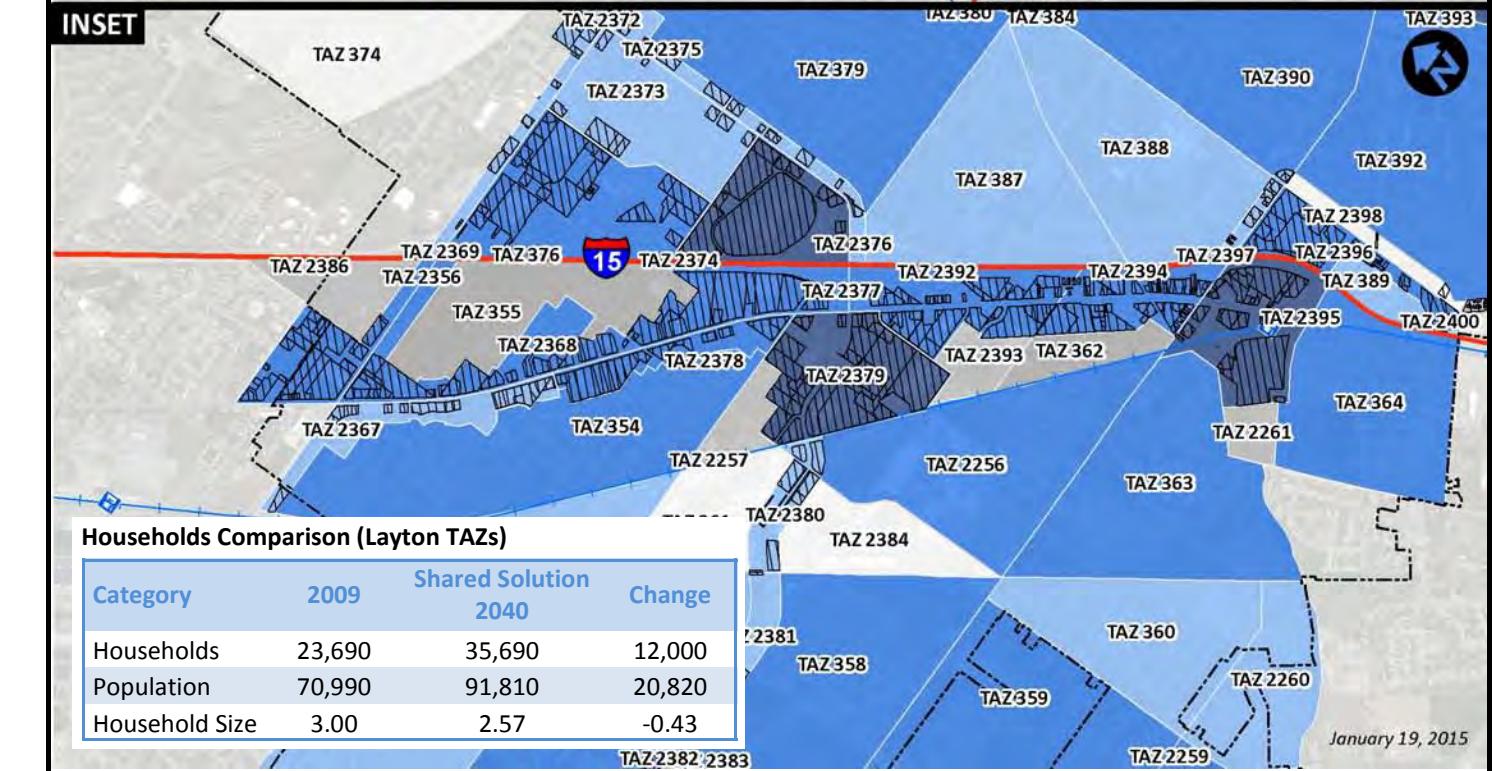
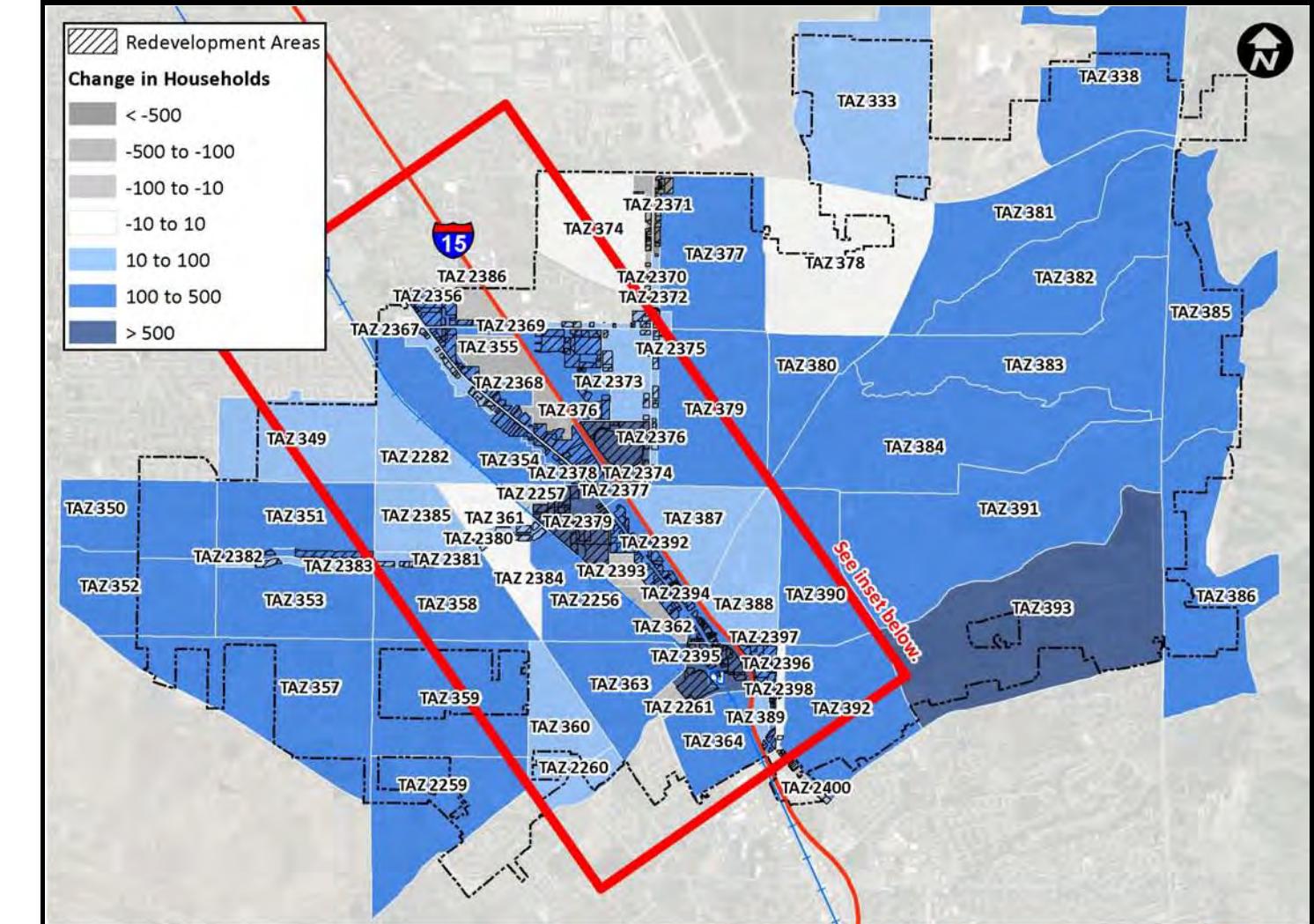
Attachment 9

**Comparison Maps for Households in 2009 with 2040 WDC
and 2009 with 2040 SSA in Layton**

Layton Change in Households (2009 to West Davis Corridor 2040)



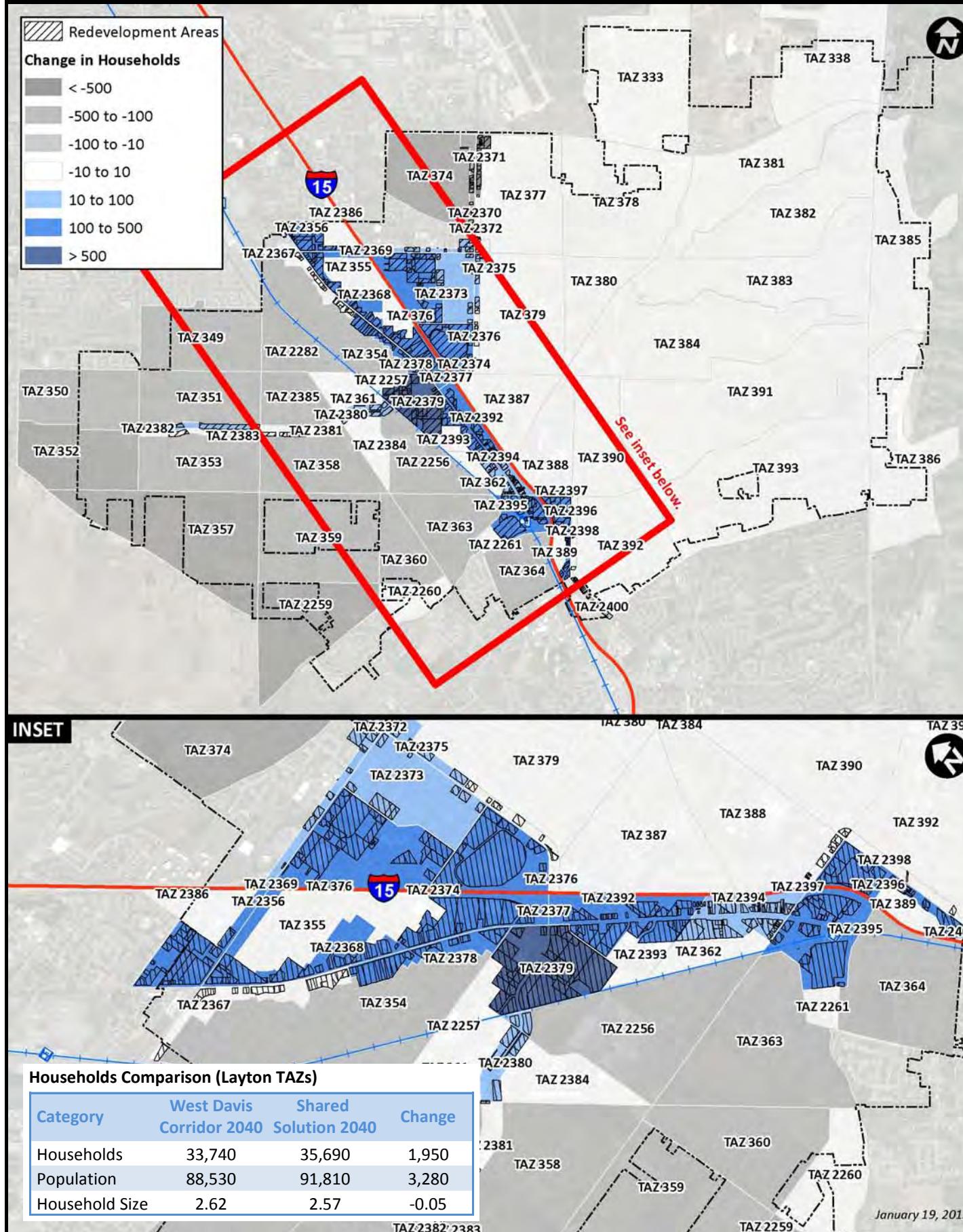
Layton Change in Households (2009 to Shared Solution 2040)



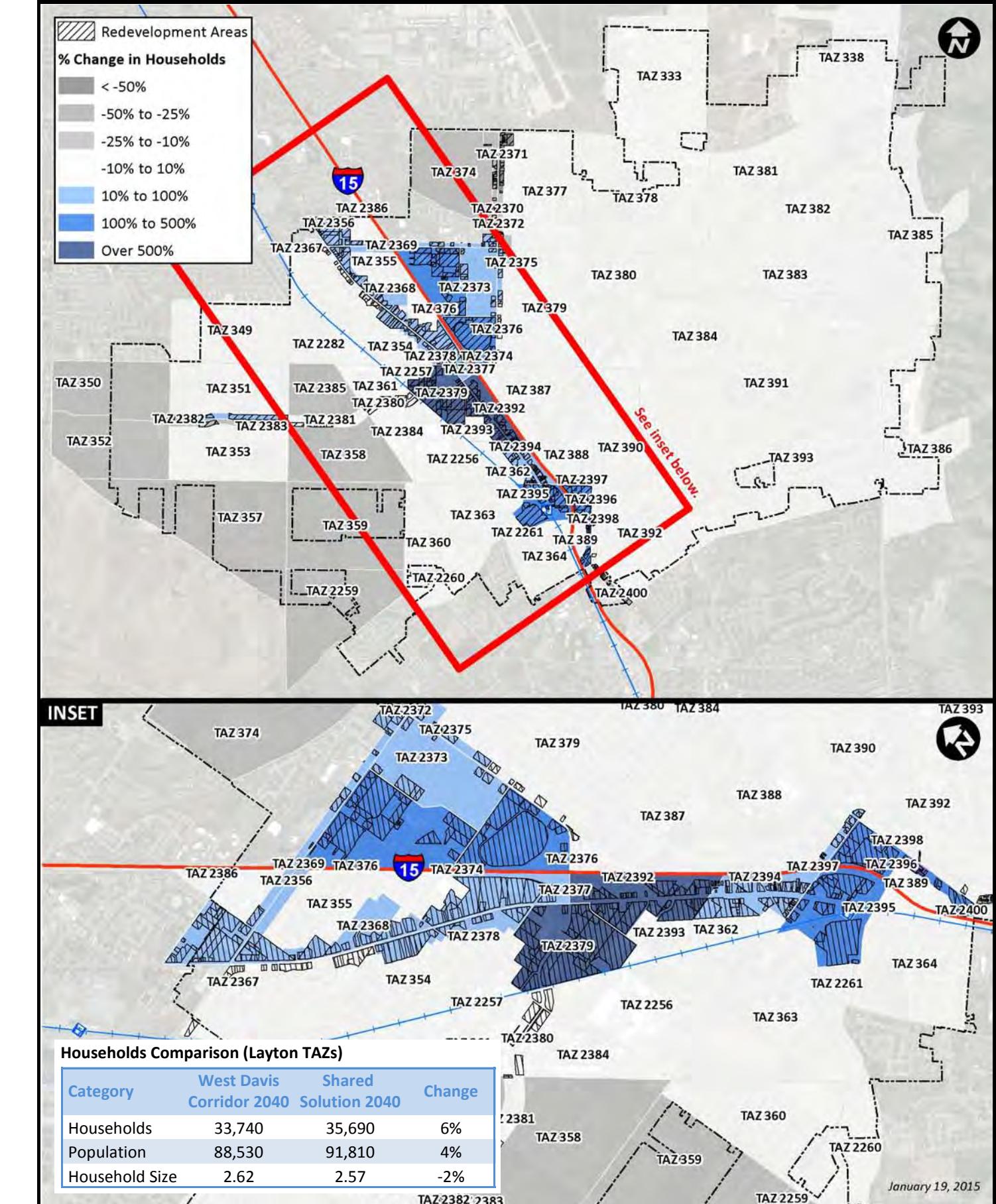
Attachment 10

Comparison Maps for Households in 2040 WDC and 2040 SSA (total change and %) in Layton

Layton Change in Households (West Davis Corridor 2040 to Shared Solution 2040)



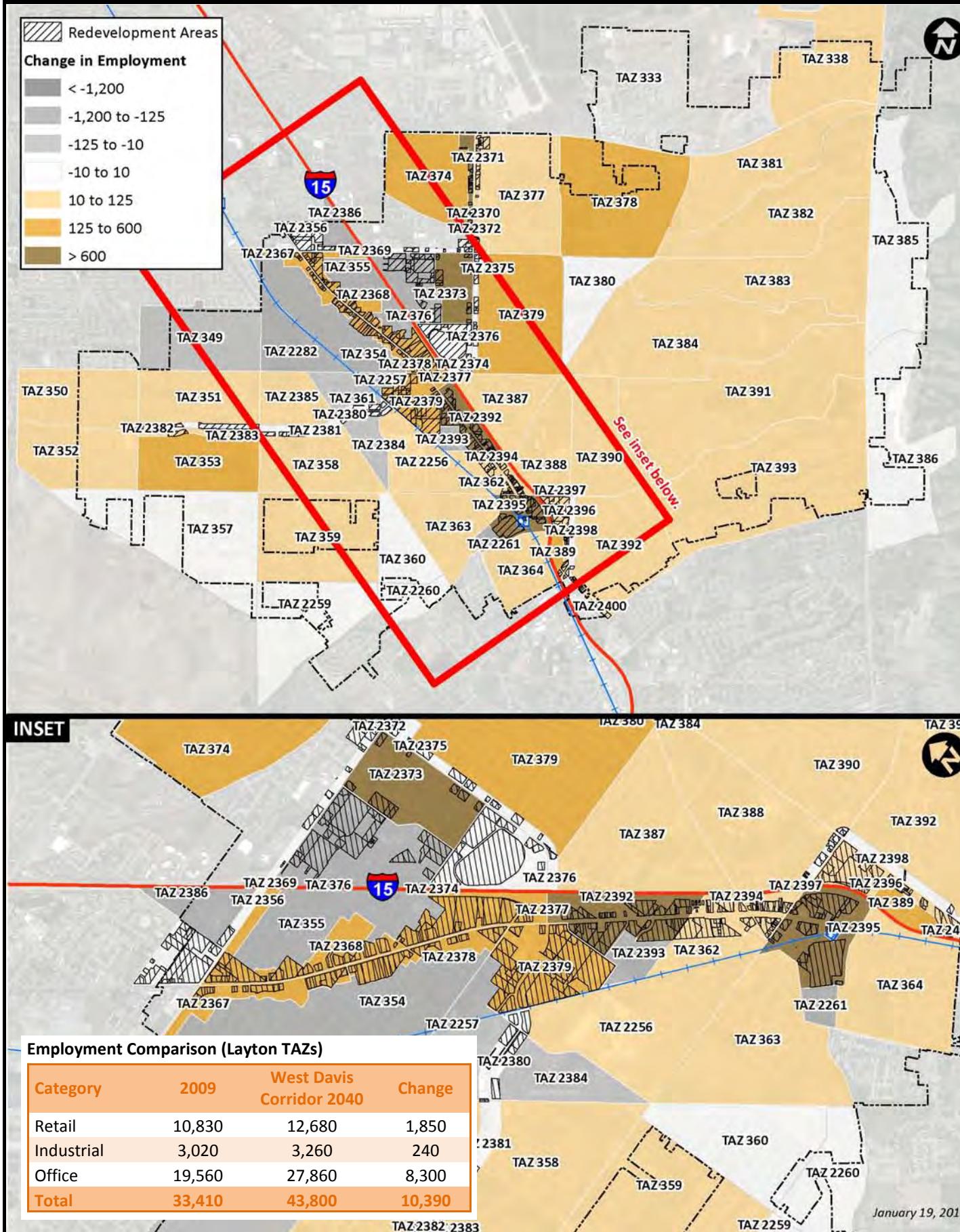
Layton % Change in Households (West Davis Corridor 2040 to Shared Solution 2040)



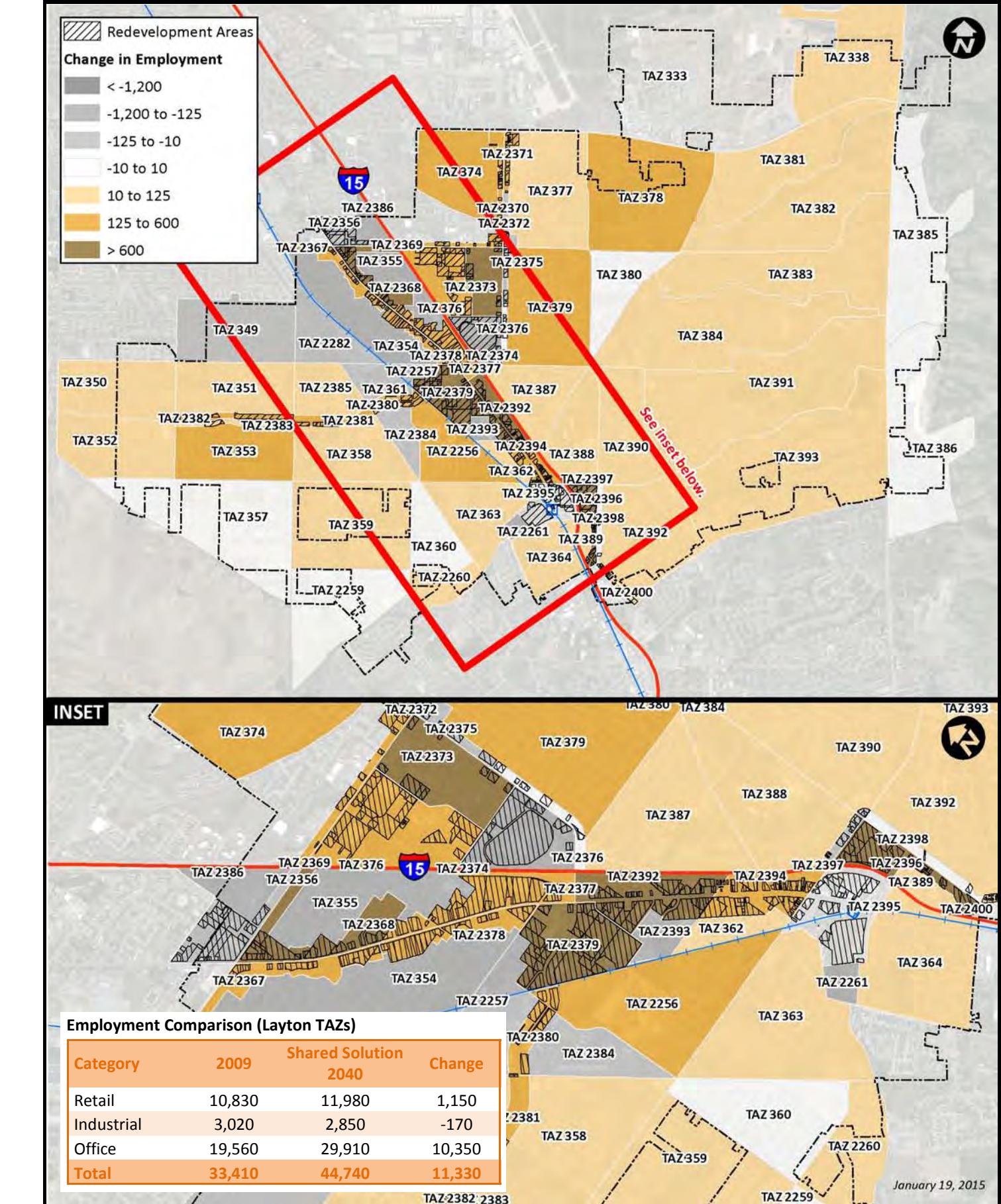
Attachment 11

Comparison Maps for Employment in 2009 with 2040 WDC and 2009 with 2040 SSA in Layton

Layton Change in Employment (2009 to West Davis Corridor 2040)



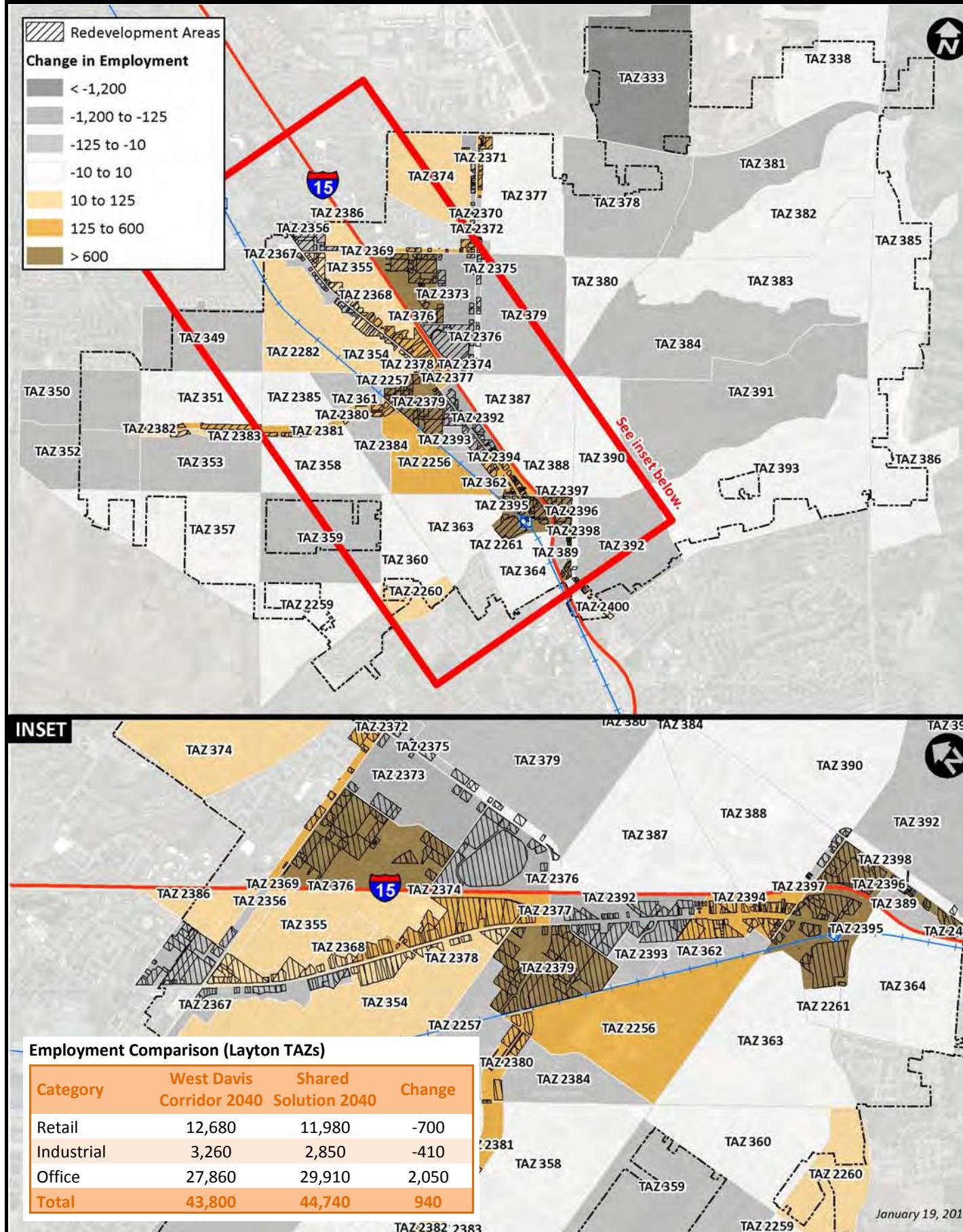
Layton Change in Employment (2009 to Shared Solution 2040)



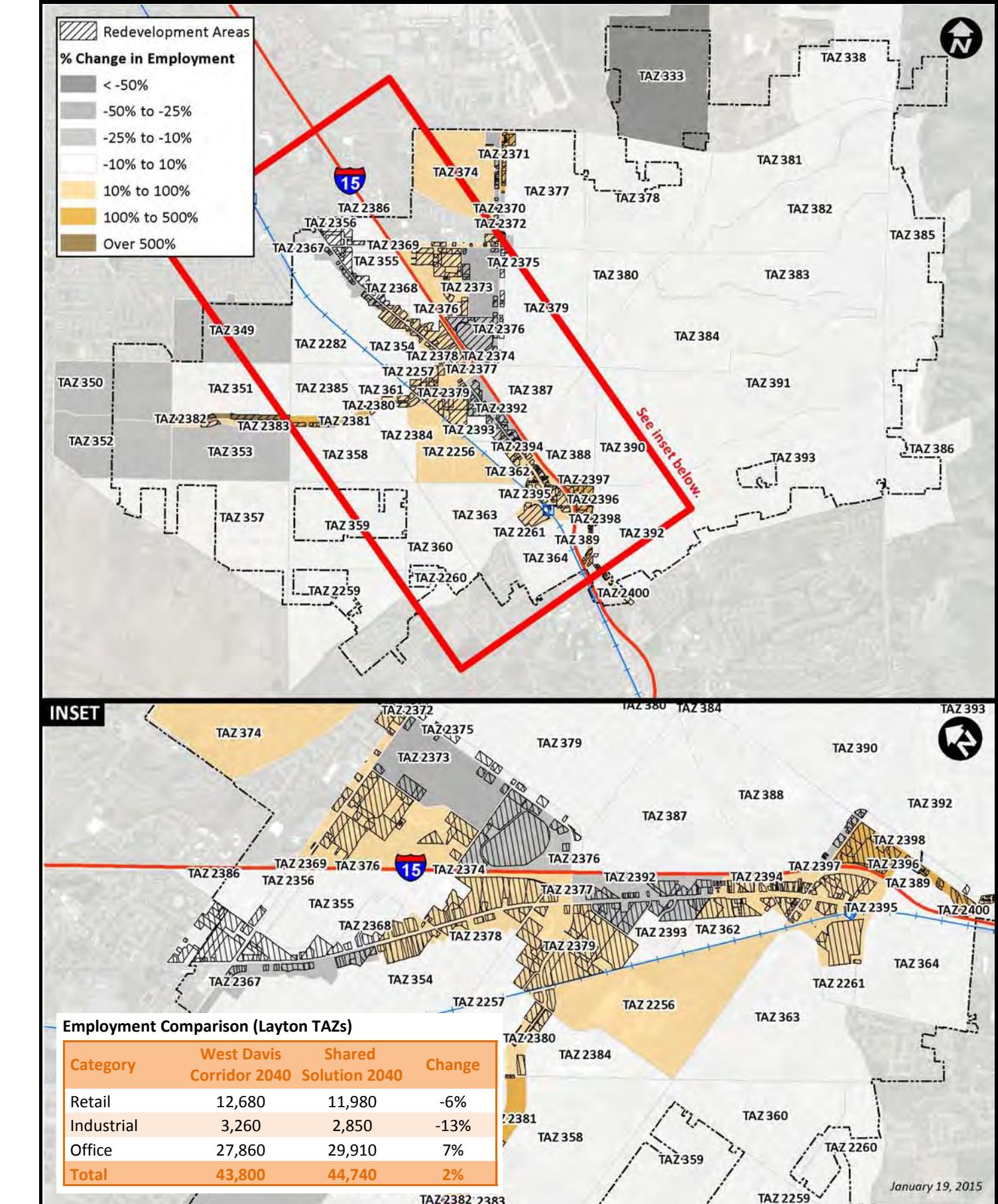
Attachment 12

Comparison Maps for Employment in 2040 WDC and 2040 SSA (total change and %) in Layton

Layton Change in Employment (West Davis Corridor 2040 to Shared Solution 2040)



Layton % Change in Employment (West Davis Corridor 2040 to Shared Solution 2040)



Attachment 13

Comparison Tables for Households and Employment for 2009, 2040 WDC, and 2040 SSA

Layton TAZ Household and Population Data

TAZ	Acres	Households				Population				Household Size				Households per Acre					
		2009	West Davis Corridor 2040	Shared Solution 2040	Change WDC 2040 to SS 2040	% Change WDC 2040 to SS 2040	2009	West Davis Corridor 2040	Shared Solution 2040	Change WDC 2040 to SS 2040	% Change WDC 2040 to SS 2040	2009	West Davis Corridor 2040	Shared Solution 2040	Change WDC 2040 to SS 2040	% Change WDC 2040 to SS 2040	2009	West Davis Corridor 2040	Shared Solution 2040
333	607	518	542	542	-	-	1,603	1,427	1,427	-	-	3.09	2.63	2.63	-	-	0.9	0.9	0.9
338	448	812	1,084	1,084	-	-	2,862	3,313	3,313	-	-	3.52	3.06	3.06	-	-	1.8	2.4	2.4
349	341	945	1,028	1,015	-13	-1%	3,226	3,094	3,073	-21	-1%	3.41	3.01	3.03	0.02	1%	2.8	3.0	3.0
350	303	314	531	463	-68	-13%	1,271	1,846	1,687	-159	-9%	4.05	3.48	3.64	0.16	5%	1.0	1.8	1.5
351	283	376	650	607	-43	-7%	1,157	1,712	1,633	-79	-5%	3.08	2.63	2.69	0.06	2%	1.3	2.3	2.1
352	320	389	714	612	-102	-14%	1,415	2,220	1,999	-221	-10%	3.64	3.11	3.27	0.16	5%	1.2	2.2	1.9
353	297	223	460	423	-37	-8%	702	1,229	1,156	-73	-6%	3.15	2.67	2.73	0.06	2%	0.8	1.5	1.4
354	261	769	890	871	-19	-2%	2,168	2,196	2,169	-27	-1%	2.82	2.47	2.49	0.02	1%	3.0	3.4	3.3
355	125	452	323	323	-	-	989	653	653	-	-	2.19	2.02	2.02	-	-	3.6	2.6	2.6
357	608	210	865	659	-206	-24%	734	2,435	1,855	-580	-24%	3.50	2.81	2.81	-	-	0.3	1.4	1.1
358	278	116	339	304	-35	-10%	312	750	681	-69	-9%	2.69	2.21	2.24	0.03	1%	0.4	1.2	1.1
359	473	163	670	590	-80	-12%	577	1,906	1,678	-228	-12%	3.54	2.84	2.84	-	-	0.3	1.4	1.2
360	156	260	372	354	-18	-5%	940	1,163	1,128	-35	-3%	3.62	3.13	3.18	0.05	2%	1.7	2.4	2.3
361	79	-	-	-	-	-	-	-	-	-	3.19	2.73	-	-2.73	-100%	-	-	-	-
362	35	357	154	154	-	-	880	331	331	-	-	2.46	2.15	2.15	-	-	10.1	4.4	4.4
363	238	317	500	471	-29	-6%	975	1,325	1,274	-51	-4%	3.08	2.65	2.70	0.05	2%	1.3	2.1	2.0
364	177	413	805	744	-61	-8%	1,407	2,343	2,217	-126	-5%	3.41	2.91	2.98	0.07	2%	2.3	4.5	4.2
374	279	814	948	814	-134	-14%	1,543	1,564	1,443	-121	-8%	1.90	1.65	1.77	0.12	7%	2.9	3.4	2.9
376	149	219	209	427	218	104%	506	420	790	370	88%	2.31	2.01	1.85	-0.16	-8%	1.5	1.4	2.9
377	410	115	557	557	-	-	280	1,160	1,160	-	-	2.43	2.08	2.08	-	-	0.3	1.4	1.4
378	580	205	213	213	-	-	653	591	591	-	-	3.19	2.78	2.77	-0.01	-	0.4	0.4	0.4
379	444	1,690	1,885	1,885	-	-	5,049	4,909	4,909	-	-	2.99	2.60	2.60	-	-	3.8	4.2	4.2
380	192	122	390	390	-	-	391	1,034	1,034	-	-	3.20	2.65	2.65	-	-	0.6	2.0	2.0
381	371	807	996	996	-	-	2,733	2,934	2,934	-	-	3.39	2.95	2.95	-	-	2.2	2.7	2.7
382	448	602	741	741	-	-	2,128	2,276	2,276	-	-	3.53	3.07	3.07	-	-	1.3	1.7	1.7
383	513	1,058	1,405	1,405	-	-	3,402	3,920	3,920	-	-	3.22	2.79	2.79	-	-	2.1	2.7	2.7
384	674	1,365	1,849	1,849	-	-	4,435	5,205	5,205	-	-	3.25	2.81	2.82	0.01	-	2.0	2.7	2.7
385	370	241	457	457	-	-	764	1,237	1,237	-	-	3.17	2.71	2.71	-	-	0.7	1.2	1.2
386	366	310	606	606	-	-	1,010	1,684	1,684	-	-	3.26	2.78	2.78	-	-	0.8	1.7	1.7
387	211	741	792	792	-	-	2,037	1,901	1,901	-	-	2.75	2.40	2.40	-	-	3.5	3.7	3.7
388	200	208	296	296	-	-	595	731	731	-	-	2.86	2.47	2.47	-	-	1.0	1.5	1.5
389	24	40	69	69	-	-	92	137	137	-	-	2.30	1.99	1.99	-	-	1.7	2.9	2.9
390	286	937	1,088	1,088	-	-	2,359	2,388	2,388	-	-	2.52	2.19	2.19	-	-	3.3	3.8	3.8
391	863	1,153	1,635	1,635	-	-	3,738	4,585	4,585	-	-	3.24	2.80	2.80	-	-	1.3	1.9	1.9
392	401	1,020	1,125	1,125	-	-	3,347	3,221	3,221	-	-	3.28	2.86	2.86	-	-	2.5	2.8	2.8
393	853	852	1,472	1,472	-	-	2,804	4,154	4,154	-	-	3.29	2.82	2.82	-	-	1.0	1.7	1.7
2256	216	302	506	474	-32	-6%	962	1,383	1,323	-60	-4%	3.19	2.73	2.79	0.06	2%	1.4	2.3	2.2
2257	27	59	15	15	-	-	144	32	32	-	-	2.44	2.13	2.13	-	-	2.2	0.6	0.6
2259	387	183	751	573	-178	-24%	646	2,135	1,632	-503	-24%	3.53	2.84	2.85	0.01	-	0.5	1.9	1.5
2260	100	143	206	196	-10	-5%	517	641	621	-20	-3%	3.62	3.12	3.17	0.05	1%	1.4	2.1	2.0
2261	18	85	57	57	-	-	289	165	165	-	-	3.40	2.89	2.89	-	-	4.8	3.2	3.2
2282	165	339	408	397	-11	-3%	955	1,007	991	-16	-2%	2.82	2.47	2.50	0.03	1%	2.1	2.5	2.4
2356	57</																		

Layton TAZ Household and Population Data

TAZ	Acres	Households				Population				Household Size				Households per Acre					
		2009	West Davis Corridor 2040	Shared Solution 2040	Change WDC 2040 to SS 2040	% Change WDC 2040 to SS 2040	2009	West Davis Corridor 2040	Shared Solution 2040	Change WDC 2040 to SS 2040	% Change WDC 2040 to SS 2040	2009	West Davis Corridor 2040	Shared Solution 2040	Change WDC 2040 to SS 2040	% Change WDC 2040 to SS 2040	2009	West Davis Corridor 2040	Shared Solution 2040
2382	32	-	72	141	69	96%	-	189	297	108	57%	3.08	2.63	2.11	-0.52	-20%	-	2.3	4.5
2383	30	15	46	40	-6	-12%	47	123	97	-26	-21%	3.13	2.67	2.40	-0.27	-10%	0.5	1.6	1.4
2384	77	-	-	-	-	-	-	-	-	-	-	3.19	2.73	-	-2.73	-100%	-	-	-
2385	145	61	176	158	-18	-10%	162	391	359	-32	-8%	2.66	2.22	2.27	0.05	2%	0.4	1.2	1.1
2386	48	173	124	124	-	-	378	250	250	-	-	2.18	2.02	2.02	-	-	3.6	2.6	2.6
2392	89	9	47	392	345	733%	22	101	875	774	766%	2.44	2.15	2.23	0.08	4%	0.1	0.5	4.4
2393	27	58	14	14	-	-	143	31	31	-	-	2.47	2.21	2.21	-	-	2.1	0.5	0.5
2394	61	48	267	322	55	20%	119	574	671	97	17%	2.48	2.15	2.09	-0.06	-3%	0.8	4.4	5.3
2395	91	95	294	710	416	142%	324	853	1,292	439	52%	3.41	2.90	1.82	-1.08	-37%	1.0	3.2	7.8
2396	50	96	142	540	398	280%	223	283	1,009	726	256%	2.32	1.99	1.87	-0.12	-6%	1.9	2.9	10.9
2397	9	-	14	21	7	47%	-	35	56	21	59%	2.86	2.50	2.71	0.21	8%	-	1.5	2.2
2398	19	89	89	93	4	4%	292	255	284	29	11%	3.28	2.87	3.06	0.19	7%	4.7	4.7	4.9
2400	14	191	191	130	-61	-32%	626	546	388	-158	-29%	3.28	2.86	2.99	0.13	5%	13.4	13.4	9.1
Total	15,075	23,689	33,741	35,686	1,945	6%	70,992	88,529	91,808	3,279	4%	3.00	2.62	2.57	-0.05	-2%	1.6	2.2	2.4

Layton TAZ Employment Data

TAZ	Acres	Total Employment					Retail Employment					Industrial Employment					Office Employment					Total Employees per Acre		
		2009	West Davis Corridor 2040	Shared Solution 2040	Change WDC 2040 to SS 2040	% Change WDC 2040 to SS 2040	2009	West Davis Corridor 2040	Shared Solution 2040	Change WDC 2040 to SS 2040	% Change WDC 2040 to SS 2040	2009	West Davis Corridor 2040	Shared Solution 2040	Change WDC 2040 to SS 2040	% Change WDC 2040 to SS 2040	2009	West Davis Corridor 2040	Shared Solution 2040	Change WDC 2040 to SS 2040	% Change WDC 2040 to SS 2040	2009	West Davis Corridor 2040	Shared Solution 2040
333	607	552	4,921	2,369	-2,552	-52%	217	1,602	389	-1,213	-76%	72	540	553	13	2%	263	2,779	1,426	-1,353	-49%	0.9	8.1	3.9
338	448	230	256	251	-5	-2%	10	8	8	-	-	3	3	3	-	-	217	245	240	-5	-2%	0.5	0.6	0.6
349	341	444	399	353	-46	-12%	202	48	48	-	-	83	38	38	-	-	159	313	267	-46	-15%	1.3	1.2	1.0
350	303	65	102	85	-17	-17%	9	10	10	-	1%	13	17	19	2	13%	43	75	56	-19	-26%	0.2	0.3	0.3
351	283	30	71	74	3	4%	-	-	-	-	-	6	17	29	12	72%	24	54	45	-9	-17%	0.1	0.3	0.3
352	320	98	148	121	-27	-18%	2	3	3	-	5%	8	10	11	1	11%	88	135	107	-28	-21%	0.3	0.5	0.4
353	297	144	460	401	-59	-13%	-	-	-	-	-	9	35	64	29	82%	135	425	338	-87	-21%	0.5	1.5	1.4
354	261	2,846	2,096	2,116	20	1%	661	729	749	20	3%	294	73	73	-	-	1,891	1,294	1,294	-	-	10.9	8.0	8.1
355	125	763	359	394	35	10%	12	132	167	35	27%	159	-	-	-	-	592	227	227	-	-	6.1	2.9	3.2
357	608	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
358	278	147	204	203	-1	-1%	144	171	179	8	5%	3	3	3	-	-	-	30	21	-9	-30%	0.5	0.7	0.7
359	473	522	642	622	-20	-3%	401	425	432	7	2%	7	8	9	1	14%	114	209	180	-29	-14%	1.1	1.4	1.3
360	156	291	299	297	-2	-1%	31	32	32	-	1%	261	258	258	-	-	-	9	6	-3	-30%	1.9	1.9	1.9
361	79	454	440	411	-29	-7%	82	72	72	-	-	278	178	178	-	-	94	190	161	-29	-15%	5.7	5.5	5.2
362	35	218	306	276	-30	-10%	217	206	206	-	-	-	-	-	-	-	1	100	70	-30	-30%	6.2	8.7	7.8
363	238	184	213	203	-10	-5%	39	35	35	-	-	1	1	1	-	-	144	177	167	-10	-6%	0.8	0.9	0.9
364	177	51	117	117	-	-	7	8	8	-	4%	16	30	46	16	52%	28	79	64	-15	-19%	0.3	0.7	0.7
374	279	39	444	539	95	21%	-	-	-	-	-	1	55	1	-54	-98%	38	389	538	149	38%	0.1	1.6	1.9
376	149	2,550	1,864	2,854	990	53%	-	152	384	232	153%	62	25	7	-18	-73%	2,488	1,687	2,463	776	46%	17.1	12.5	19.2
377	410	61	74	73	-1	-2%	-	-	-	-	-	-	-	-	-	-	61	74	73	-1	-2%	0.1	0.2	0.2
378	580	732	873	860	-13	-1%	249	248	248	-	-	37	37	37	-	-	446	588	575	-13	-2%	1.3	1.5	1.5
379	444	1,496	1,737	1,709	-28	-2%	358	302	302	-	-	81	67	67	-	-	1,057	1,368	1,340	-28	-2%	3.4	3.9	3.9
380	192	17	27	26	-1	-3%	-	-	-	-	-	-	-	-	-	-	17	27	26	-1	-3%	0.1	0.1	0.1
381	371	76	145	132	-13	-9%	41	50	47	-3	-5%	2	4	4	-	4%	33	91	81	-10	-11%	0.2	0.4	0.4
382	448	181	198	195	-3	-2%	-	-	-	-	-	3	3	3	-	-	178	195	192	-3	-2%	0.4	0.4	0.4
383	513	122	137	134	-3	-2%	-	-	-	-	-	3	3	3	-	-	119	134	131	-3	-2%	0.2	0.3	0.3
384	674	331	431	416	-15	-4%	62	66	65	-1	-2%	81	93	94	1	1%	188	272	257	-15	-6%	0.5	0.6	0.6
385	370	40	42	41	-1	-3%	29	28	28	-	-	-	-	-	-	-	11	14	13	-1	-8%	0.1	0.1	0.1
386	366	23	29	27	-2	-7%	-	-	-	-	-	2	2	2	-	-	21	27	25	-2	-8%	0.1	0.1	0.1
387	211	910	945	941	-4	-	59	44	44	-	-	-	-	-	-	-	851	901	897	-4	-	4.3	4.5	4.4
388	200	182	250	244	-6	-2%	-	-	-	-	-	-	-	-	-	-	182	250	244	-6	-2%	0.9	1.3	1.2
389	24	23	149	137	-12	-8%	19	32	30	-2	-6%	4	2	2	-	-	-	115	105	-10	-9%	1.0	6.2	5.7
390	286	775	808	804	-4	-	27	20	20	-	-	1	1	1	-	-	747	787	783	-4	-	2.7	2.8	2.8
391	863	757	863	841	-22	-3%	298	281	281	-	-	10	9	9	-	-	449	573	551	-22	-4%	0.9	1.0	1.0
392	401	622	732	720	-12	-2%	440	413	413	-	-	8	8	8	-	-	174	311	299	-12	-4%	1.6	1.8	1.8
393	853	120	138	134	-4	-3%	12	11	11	-	-	28	26	26	-	-	80	101	97	-4	-4%	0.1	0.2	0.2
2256	216	884	970	1,114	144	15%	157	143	143</															

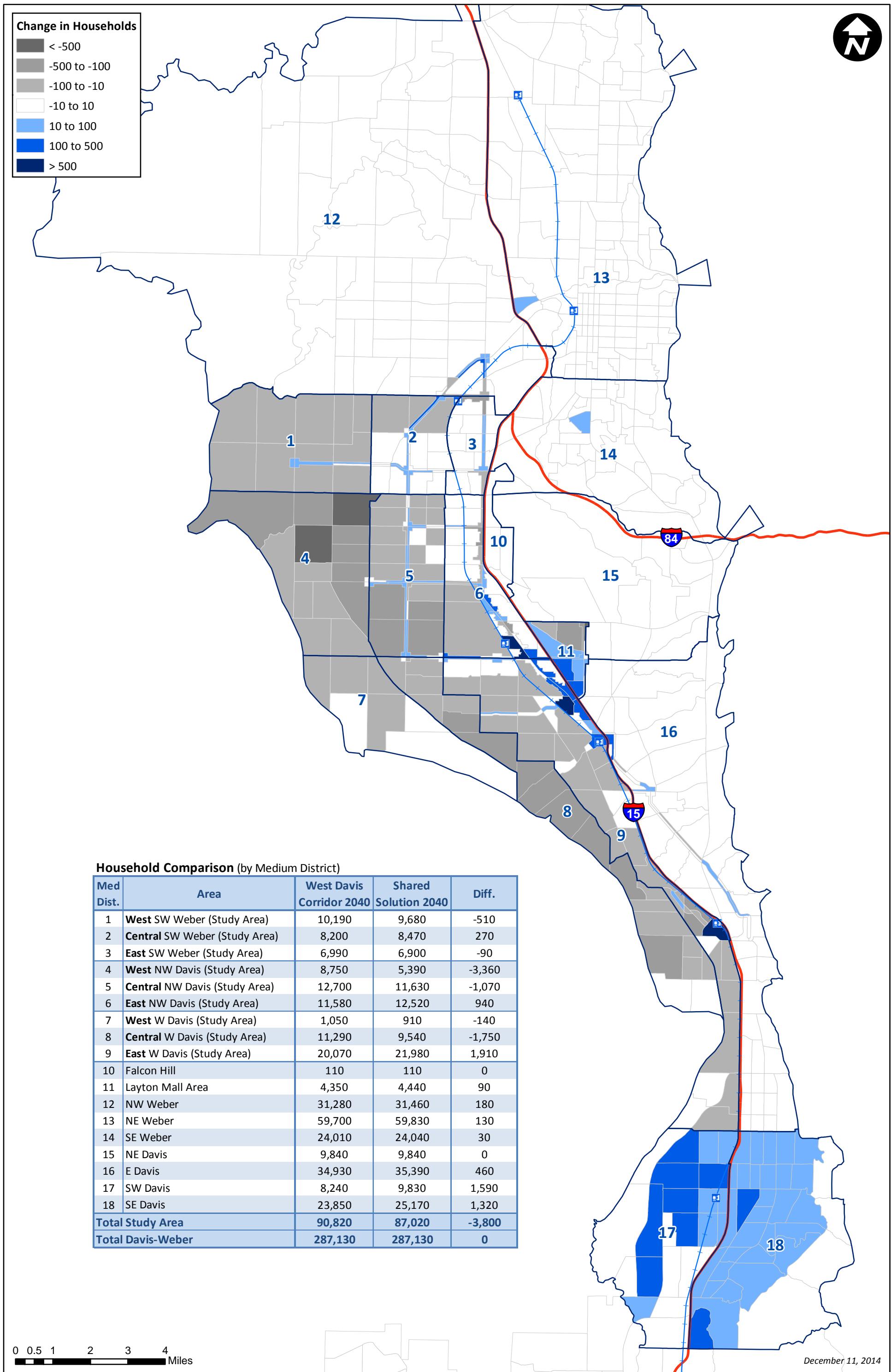
Layton TAZ Employment Data

TAZ	Acres	Total Employment					Retail Employment					Industrial Employment					Office Employment					Total Employees per Acre		
		2009	West Davis Corridor 2040	Shared Solution 2040	Change WDC 2040 to SS 2040	% Change WDC 2040 to SS 2040	2009	West Davis Corridor 2040	Shared Solution 2040	Change WDC 2040 to SS 2040	% Change WDC 2040 to SS 2040	2009	West Davis Corridor 2040	Shared Solution 2040	Change WDC 2040 to SS 2040	% Change WDC 2040 to SS 2040	2009	West Davis Corridor 2040	Shared Solution 2040	Change WDC 2040 to SS 2040	% Change WDC 2040 to SS 2040	2009	West Davis Corridor 2040	Shared Solution 2040
2382	32	-	8	501	493	6168%	-	-	137	137	-	-	2	-	-2	-100%	-	6	365	359	5982%	-	0.3	15.9
2383	30	-	46	91	45	97%	-	-	25	25	-	-	3	-	-3	-100%	-	43	66	23	53%	-	1.6	3.1
2384	77	443	428	401	-27	-6%	79	71	71	-	-	271	174	174	-	-	93	183	156	-27	-15%	5.7	5.5	5.2
2385	145	77	107	108	1	1%	75	89	93	4	5%	1	2	3	1	55%	1	16	11	-5	-28%	0.5	0.7	0.7
2386	48	292	138	151	13	10%	5	50	63	13	26%	61	-	-	-	-	226	88	88	-	-	6.1	2.9	3.2
2392	89	673	1,733	1,512	-221	-13%	581	1,164	994	-170	-15%	19	24	-	-24	-100%	73	545	518	-27	-5%	7.5	19.4	16.9
2393	27	665	526	474	-52	-10%	665	354	354	-	-	-	-	-	-	-	-	172	120	-52	-30%	24.5	19.4	17.5
2394	61	422	529	788	259	49%	297	355	227	-128	-36%	4	5	2	-3	-65%	121	169	560	391	231%	6.9	8.7	12.9
2395	91	279	1,463	2,088	625	43%	72	119	346	227	191%	43	431	3	-428	-99%	164	913	1,740	827	91%	3.1	16.0	22.8
2396	50	236	308	1,044	736	239%	63	66	182	116	176%	-	5	-	-5	-100%	173	237	862	625	264%	4.8	6.2	21.1
2397	9	161	161	133	-28	-18%	-	-	14	14	-	-	-	-	-	-	161	161	119	-42	-26%	17.2	17.2	14.2
2398	19	140	140	146	6	4%	2	20	5	-15	-77%	-	1	-	-1	-100%	138	119	141	22	19%	7.4	7.4	7.7
2400	14	11	30	44	14	48%	-	15	19	4	26%	5	5	-	-5	-100%	6	10	25	15	154%	0.8	2.1	3.1
Total	15075	33,400	43,790	44,742	952	2%	10,830	12,676	11,982	-694	-5%	3,016	3,255	2,846	-409	-13%	19,555	27,859	29,913	2,054	7%	2.2	2.9	3.0

Attachment 14

Comparison Map for Households in 2040 WDC and 2040 SSA (total change) in Davis and Weber Counties

Change in 2040 Households (West Davis Corridor vs. Shared Solution)



Attachment 15

Comparison Map for Employment in 2040 WDC and 2040 SSA (total change) in Davis and Weber Counties

Change in 2040 Employment (West Davis Corridor vs. Shared Solution)

